

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lancaster County

State: PA

PJ's Total HOME Allocation Received: \$18,085,109

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	29		
% of Funds Committed	97.86 %	96.16 %	13	94.94 %	80	78	
% of Funds Disbursed	89.64 %	89.58 %	14	84.35 %	68	66	
Leveraging Ratio for Rental Activities	4.93	4.85	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.20 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	58.98 %	70.00 %	22	68.05 %	29	30	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.01 %	82.54 %	13	79.65 %	70	65	
% of 0-30% AMI Renters to All Renters***	38.10 %	37.52 %	13	44.76 %	37	36	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.82 %	98.38 %	13	94.31 %	67	63	
Overall Ranking:				In State:	15 / 29	Nationally:	64 65
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,619	\$19,397		\$25,245	559 Units	63.70 %	
Homebuyer Unit	\$6,219	\$15,437		\$14,395	219 Units	25.00 %	
Homeowner-Rehab Unit	\$23,001	\$15,829		\$20,186	25 Units	2.90 %	
TBRA Unit	\$6,414	\$5,779		\$3,142	74 Units	8.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lancaster County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$109,190	\$90,677	\$21,037
State:*	\$96,557	\$35,942	\$15,897
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 1.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	71.7	81.3	92.0	73.0
Black/African American:	9.0	5.5	8.0	13.5
Asian:	0.0	0.5	0.0	0.0
American Indian/Alaska Native:	0.2	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.5	0.0	0.0	0.0
Asian/Pacific Islander:	0.2	1.8	0.0	0.0

ETHNICITY:

Hispanic	18.3	11.0	0.0	13.5
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HOUSEHOLD SIZE:

1 Person:	41.6	19.6	40.0	5.4
2 Persons:	25.8	20.5	32.0	23.0
3 Persons:	19.7	29.7	8.0	35.1
4 Persons:	8.8	18.3	4.0	27.0
5 Persons:	3.4	8.2	4.0	6.8
6 Persons:	0.7	3.2	8.0	1.4
7 Persons:	0.0	0.5	0.0	1.4
8 or more Persons:	0.0	0.0	4.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	12.5	22.4	20.0	6.8
Elderly:	35.1	0.9	52.0	0.0
Related/Single Parent:	37.6	31.5	12.0	81.1
Related/Two Parent:	11.8	44.3	16.0	12.2
Other:	2.9	0.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.5	0.9 [#]
HOME TBRA:	0.5	
Other:	26.0	
No Assistance:	57.0	

of Section 504 Compliant Units / Completed Units Since 2001 129

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lancaster County State: PA Group Rank: 64
(Percentile)
State Rank: 15 / 29 PJs Overall Rank: 65
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	58.98	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.51	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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